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June 17, 2013

ATTENTION: Barry Wood - DLGF
RE: Miami County 2013 Ratio Study

Dear Barry,

I am happy to submit the Miami County 2013 Ratio Study. This letter is to assist with the review of our submitted Ratio Study and supporting data.

Sales used in this Ratio Study were determined by analyzing valid sales occurring from January 1, 2012, through March 1, 2013. As I previously informed you, I have chosen to begin doing the assessment work including the ratio study in house. It was a challenging endeavor to sort through the limited sales available to decide how best to group neighborhoods and townships to assure equitability has been achieved.

The Miami County 2013 Ratio Study is established according to the guidelines within the 2007 IAAO Standard on Ratio Studies. This Study has been submitted as an MS Excel spreadsheet using the required Ratio Study Format with additional tabs for Summary, Formatted, Multi-Parcel Sales, and Sales Disclosure Validity Changes. I will be sending you a spreadsheet that includes our Workbook as well.

The biggest challenge trying to reach our deadline came when I realized that I had been misled by Manatron and had to originate Excel spreadsheets and workbooks at the end rather than being able to export the calibration reports into Excel.

Residential and Agricultural Homesites

There were minimal valid sales in the several of the townships. I ran many calibration reports in Proval to try and establish the best groupings to use. Homogeneous groupings have been identified and all appropriate analysis is included.

There are insufficient valid sales in the property class of Residential Vacant to analyze.

Commercial and Industrial

There are insufficient valid improved or vacant sales in the property classes of Commercial and Industrial to analyze.

Please feel free to call or email me if you have any questions or require additional information.

Sara Lea McAuliffe
Miami County Assessor

